



October 31, 2005

LAS VEGAS CITY COUNCIL

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DOUGLAS A. SELBY
CITY MANAGER

Mr. Demetrius McWhorter
Mr. Jeff Jordan
710 Dike Lane
Las Vegas, Nevada 89106

RE: VAR-6506 – VARIANCE
CITY COUNCIL MEETING OF OCTOBER 5, 2005
RELATED TO GPA-6273, ZON-6510, VAR-7665, SUP-6504, SUP-8067,
SDR-6507 AND VAC-7679

Dear Mr. McWhorter:

The City Council at a regular meeting held October 5, 2005 APPROVED the request for a Variance TO ALLOW A ZERO FOOT STEPBACK RATIO WHERE A 1:1 STEPBACK RATIO IS REQUIRED ALONG A COLLECTOR OR LARGER STREET FOR A 500-FOOT TALL BUILDING IN CONJUNCTION WITH A PROPOSED MIXED-USE DEVELOPMENT on 1.79 acres adjacent to the northeast corner of Bonanza Road and Dike Lane (APNs 139-29-704-019 through 025), R-1 (Single Family Residential) Zone, R-1 (Single Family Residential) Zone under Resolution of Intent to R-2 (Medium-Low Density Residential) Zone, and C-1 (Limited Commercial) Zone [PROPOSED: C-1 (Limited Commercial) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on October 6, 2005. This approval is subject to:

Planning and Development

1. The approval shall be for a 275-foot tall building.
2. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-6273), Rezoning (ZON-6510), Special Use Permit (SUP-6504), Special Use Permit (SUP-8067), Variance (VAR-7665) and Site Development Plan Review (SDR-6507).
3. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City of Las Vegas.

Sincerely,

Angela Crolli

Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

M. Margo Wheeler

M. Margo Wheeler, AICP
Director
Planning and Development Department

EOT-24422

cc: See Attached List

10/17/07 CC

SEP 05 2007

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Mr. Demetrius McWhorter
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cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Rosebud Development
2230 Bonanza Road
Las Vegas, Nevada 89106

Ms. Kristen Nueman
Aptus Architecture
1200 South Fourth Street, Suite #206
Las Vegas, Nevada 89104

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